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MINUTES REGULAR CITY COUNCIL MEETING

WEDNESDAY, AUGUST 2, 2023, 7:00 PM

1. CALL REGULAR MEETING TO ORDER

Mayor Hassing called the meeting to order at 7 p.m.

2. ROLL CALL

Present: Mayor Jim Hassing; Councilors Tom Fatland, Donald Jamieson, Jan Stinchfield, Jeremy Kirby and Dustan Hall; staff - City Administrator Kathryn Greiner, Public Works Superintendent Gibb Wilkins and Gilliam County Sheriff Gary Bettencourt.

Absent: Councilor Dawn Parm

3. ADDITIONS TO AGENDA

4. PUBLIC COMMENT

4.1. The council may hear discussion of unannounced items from the floor and comments on the agenda items. Comments are limited to five (5) minutes.

None

5. CONSENT AGENDA

5.1. Review & Approve the July 12, 2023 Regular Condon City Council Meeting Minutes

A motion was made by Councilor Stinchfield to approve the regular July 12, 2023 Condon City Council meeting minutes. The motion was seconded by Councilor Hall and approved unanimously.

5.2. Review Accounts Payable for June/July 2023

No questions.

6. OLD BUSINESS

6.1. Review & Discuss Selling City Owned Property

Councilors asked CA Greiner at the July meeting to inquire of the Gilliam County Assessor how the values were determined by their summaries. She spoke with Gilliam County Assessor Chet Wilkins and it is based on the sales value of lots of similar size, but did not take into consideration if the infrastructure is available on the lots and whether the RMV whether in summary, is more accurate than the MAV (assessed value). The summary of the most recent lots sold was presented at the last meeting, showing similar bare lots and if there is infrastructure included with the lots. CA Greiner stated that half street improvement has been completed on another lot where the city completed the work and the landowner paid back the amount over several years on their water bill..

Councilor Jamieson stated that he would like to make an eminent domain claim on the current paved road to the golf course instead of requiring First Street to be developed. It was noted that the current paved street is on private property and not a platted or named street. Discussed offering the property for sale contingent on the golf course road being obtained by the city.

A motion was made by Councilor Jamieson to look into obtaining street by golf course by any means before selling city lot. The motion was seconded by Councilor Fatland and approved unanimously.

6.2. Review & Discuss Alley Vacation

CA Greiner sent information to Barbara Anderson regarding the steps to vacate the alley and the fee that is required to start the process. Anderson responded that she will contact the city after harvest to proceed.

6.3. Appoint Historic Technical Advisory Committee - Mayor Hassing, Councilor Jeremy Kirby, Steve Allen, K'Lynn Lane

Mayor Hassing appointed himself, Councilors Kirby and Hall, Stephen Allen and K'Lynn Lane to the Historic Technical Advisory Committee.

The committee will hold its first meeting Wednesday, August 9, 2023, 5:30 p.m. to discuss murals.

7. NEW BUSINESS**7.1. CIS Insurance Update - Insurance Agent of Record John Anderson, Wheatland Insurance**

John Anderson of Wheatland Insurance and the city's insurance agent of record reported that he has worked with city staff to review the 2023-24 property and liability insurance with CIS and workers' compensation with SAIF. Workers' compensation increased due to larger payroll, but was minimal due to experience modification decreasing. Liability insurance increased 9% and property increased over 20% due to inflation and market conditions for replacement. The difference in premiums was approximately \$3,500 from the prior year.

7.2. Second Reading of Ordinance 2024-01 - An Ordinance Limiting the Total Number of Short-Term Rentals Within the City of Condon and Establishing a Permitting Procedure and Applicable Criteria

A motion was made by Councilor Jamieson to have the second reading of Ordinance 2024-01 - An Ordinance Limiting the Total Number of Short Term Rentals Within the City of Condon and Establishing a Permitting Procedure and Applicable Criteria by Title Only. The motion was seconded by Councilor Stinchfield. Roll call Vote Yea - Jamieson, Stinchfield, Hall, Kirby. Nay None. Absent: Parm. Motion Passed

CA Greiner read the Ordinance 2024-01 by title only.

A motion was made by Councilor Fatland to approve Ordinance 2024-01 - An Ordinance Limiting the Total Number of Short Term Rentals Within the City of Condon and Establishing a Permitting Procedure and Applicable Criteria by Title Only The motion was seconded by Councilor Stinchfield. Roll call Vote Yea - Jamieson, Stinchfield, Hall, Kirby. Nay None. Absent: Parm. Motion Passed

The ordinance will go into effect in 30 days. CA Greiner stated that the vote to rescind the moratorium on short term rentals would be held at the September council meeting and be approved under an emergency which is similar to how it was passed originally.

7.3. Review & Approve OLCC License Renewals

Councilor Fatland asked Sheriff Bettencourt if there were any issues with any of the establishments up for OLCC renewal and was told there are no problems.

A motion was made by Councilor Fatland to approve OLCC licenses for Buckhorn Saloonm Condon Food Mart, Elks Lodge #1869 Condon, Murray's Condon Pharmacy and Two Boys Meat & Grocery. The motion was seconded by Councilor Stinchfield and approved unanimously.

8. STAFF REPORTS**8.1. Public Works – Public Works Superintendent Gibb Wilkins**

PW Wilkins stated that 12.7 million gallons of water were pumped in July, which is approximately 2 million gallons above average. The crew is working on the water line on Spring Street that will extend from Main to East Streets. Paving of Spring and McKinley Streets will be paved on August 17 and pothole repair on August 16. PW Wilkins said that he has been working on streets should unplugging culverts. The crew has fixed a leak in the transmission line from the reservoir to Cottonwood Lane and are scheduled to fix three leaks in the transmission line in Smith's wheat field. He reported that ODOT received bids for the sidewalk project on North Main Street that were \$138,000 over budget. Therefore, ODOT will be negotiating for the work to be completed within budget. The ADA ramp project is in the punchlist phase and the Safe Routes to School draft is completed and an email went to councilors to make public comments. Mayor Hassing asked if the golf course was using city water or being maintained by the wells at the course. PW Wilkins stated that of the 2 million gallons put on the course in July, 138,000 gallons were from the city system.

8.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt

Discussion was held with Sheriff Bettencourt over a resident getting bit by a dog and the ordinance which covers this situation.

8.3. Administration – City Administrator Kathryn Greiner

CA Greiner stated that the fund request attached to the packet from the Condon Food Pantry was approved by the budget committee and will be paid with the accounts payable this week. She stated that the planning commission did not approve the move of the city shop to a second location, therefore the city will go back to the first location which was approved. She noted that it will cost more money, but the city crew will make it work. She asked that the Park & Recreation committee make a plan to meet in September to discuss pool and golf operations and projects.

9. COUNCIL INFORMATION

9.1. Condon Food Pantry Letter Request for Funds

10. NEXT REGULAR MEETING DATE

10.1. The Next Regular Condon City Council Meeting is Wednesday, September 6, 2023, 7 p.m.

11. ADJOURN REGULAR MEETING

Mayor Hassing adjourned the meeting at 7:39 p.m.

Date _____
Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator